This Instrument Prepared By:
Kerrick Bachert PSC
Scott A. Bachert
1025 State Street
Bowling Green, Kentucky 42101
TN Bar No. 015296

Send Tax Bill to: Owner
Bell Road Self Storage, LLC PO Box 15
1136 South Park e
Suite 101Bowling Green, Kentucky 42103

MORTGAGEE:

Recording Info:

Karen Johnson Davidson County
Batch# 955994 DEEDQC
12/29/2022 08:57:01 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221229-0133422

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no cents ($1.00), cash in hand paid by the hereinafter named and for the purpose of consolidating title of separate tracts into one deed, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BELL ROAD SELF STORAGE, LLC**, a Kentucky limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby quit claims unto **BELL ROAD SELF STORAGE, LLC**, a Kentucky limited liability company, hereinafter called the GRANTEE, its representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Commonly known as 2506 N. Mt. Juliet Road, Mt. Juliet, Tennessee

Land in Davidson County, Tennessee, being in the 5th, formerly the 7th, Civil District of said County and State, being part of Lot No. 7 on the plan of the division of the lands of William Whittemore, deceased, as of record in Minute Book "I", Page 709, County Court for said County, described as follows:

Beginning on the Southern margin of Old Hickory Boulevard, now called Bell Road, at the Northwest corner of property conveyed to Luther Jordan by deed of record in Book 794, Page 191, Register's Office for said County; thence with Jordan's West line South 185 feet; thence in a Northwest direction 100 feet; thence North 150 feet to the Southerly margin of Bell Road; thence with Southerly margin of said road Eastwardly 120 feet to the point of beginning.

Included in the above description but excluded there from is 2,650 square feet conveyed to the State of Tennessee of record in Book 8365, Page 67, said Register's Office.

Being the same property conveyed to Bell Road Self Storage, LLC by Deed dated April 23, 2019 from Peggy Maxwell Coleman, recorded April 25, 2019, in Instrument Number 20190425-0038197, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, any easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

AND

TRACT II: Commonly known as 2506 N. Mt. Juliet Rd., Mt. Juliet, Tennessee

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Division of the lands of William Whittemore, deceased, as of Record in Minute Book "I", Page 709, County Court for said County, described according to a survey made by Southern Land Survey, Co., Inc., June 29, 1963, as follows:

Beginning on the Southerly margin of Bell Road at the Northeast corner of the property conveyed to H. Chester Maxwell, and wife, by Deed from Luther H. Jordan, and wife, of Record in Book 2641, Page 373, Register's Office for said County; thence with said Maxwell's Eastern boundary line, South 5 degrees 25' West 1199.32 feet to a post; thence South 86 degrees 41' East 235 feet; thence North 3 degrees 58' East 1320 feet to the Southerly margin of Bell Road; thence with the same around a slight curve, having a radius of 041.74 feet, Southwesterly 234.64 feet to the beginning.

Less and except for the Warranty Deed from Henry Lee Jordan to the State of Tennessee, dated April 24, 1989, and recorded on April 25, 1989 in Book 7823, Page 887, Register's Office for Davidson County, Tennessee.

With the above property, the following Grant of Easement Transmission to Piedmont Natural Gas Company, Inc. from the Henry Lee Jordan Estate, recoded in Instrument No. 20121205-0111956 in the Register's Office for the Davidson County, Tennessee, is included in the conveyance of this property.

Being the same property conveyed to Bell Road Self Storage, LLC by Deed dated April 23, 2019 from Peggy Maxwell Coleman and Gloria C. Johnson, Co-Executrixes of The Estate of Henry Lee Jordan, recorded April 25, 2019, in

Instrument Number 20190425-0038198, in the Register's Office of Davidson County, Tennessee.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage of square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability; condition or fitness thereof for any particular use or purpose. Grantee agree that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easement apparent from an inspection of said property.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and,

GRANTOR does covenant, as to the respective tract(s) conveyed herein by the respective Grantor, with the said GRANTEE that he/it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and

WITNESS its hand this the 23rd day of December, 2022.

GRANTOR:

BELL ROAD SELF STORAGE, LLC

Mark Williams, Manager

GRANTEE:

BELL ROAD SELF STORAGE, LLC

Mark Williams, Manager

STATE OF KENTUCKY)

COUNTY OF WARREN)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mark Williams**, as a Manager, with whom I personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be General Partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name **Mark Williams**, as such authorized Manager.

WITNESS my hand and official seal at office this 23 day of December, 2022.

JOHN FRANCIS FOX II
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # 54674
MY COMMISSION EXPIRES 8/25/2026

NOTARY PUBLIC
My Commission Expires: 8/25/26
Notary No. 54674

STATE OF KENTUCKY)

COUNTY OF WARREN)

The actual value or consideration, whichever is greater, for this transfer is $1.00.

AFFIANT

Subscribed and sworn to before me on this 23 day of December, 2022.

NOTARY PUBLIC
My Commission Expires: 8/25/26
Notary No. 54674

JOHN FRANCIS FOX II
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # 54674
MY COMMISSION EXPIRES 8/25/2026